

5.8.4 Minimum Lot Size Policy. The minimum lot size shall be consistent with existing parcel sizes within this District.

Guideline. A minimum lot size of 5,000 square feet is consistent with existing parcels and the requirement of R-1A Zoning.

5.8.5 Setback Requirement Policy. Building setbacks of 15 feet front yard, 6 feet side yard, and 20 feet rear yard shall be provided and maintained to ensure privacy for residential units.

5.8.6 Lot Frontage Policy. The average lot width shall be 60 feet, and the minimum street frontage shall be 30 feet to prevent the creation of narrow parcels which would inhibit emergency access.

5.8.7 Building Height Policy. The maximum building height shall be 2 stories.

5.8.8 Parking Policy Off-street parking shall be provided in accordance with Table 6.5 of this Plan.

5.9 HIGH DENSITY RESIDENTIAL POLICIES

HIGH DENSITY RESIDENTIAL POLICIES

PROVIDE GREATER OPPORTUNITY TO MEET THE NEEDS OF THE DIFFERENT LIFESTYLES AND INCOMES OF THE PEOPLE WHO WISH TO LIVE WITHIN THE COMMUNITY AT LOCATIONS ADJACENT TO ALREADY ESTABLISHED MULTI-FAMILY RESIDENTIAL NEIGHBORHOODS.

HIGH DENSITY RESIDENTIAL POLICIES

5.9.1 Location Policy. The High Density Residential District shall apply to those parcels in the northeast corner of the planning area, the parcel at the southwest corner of Elmer Street and Masonic, the series of parcels on the west of Elmer Street at Waltermire Avenue, and the series of parcels south of Hill Street, as shown in the Land Use Map, Figure 5.1.

5.9.2 Permitted Use Policy. The High Density Residential District shall be devoted to multi-family residential development and those accessory structures which are clearly related to multi-family dwellings.

Guideline. Contrary to existing zoning, single family residential development should not be allowed as a permitted use within the High Density Residential District. Affordable housing and